

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22102

Property Information

property address: 402 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 29, LOT 5

owner name/address: RUFFINO FAMILY

LIMITED PARTNERSHIP

601 S GORDON ST

BRYAN, TX 77802-1236

full business name: Labor Ready

land use category: Comm. office

type of business: Employment - Temporary

current zoning: C-2

occupancy status: OCC

lot area (square feet): 5750

frontage along Texas Avenue (feet): 115

lot depth (feet): 50

sq. footage of building: 3129

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): wood

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Does not meet

min. front setbacks

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 13

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: Paved & in fair

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: maybe at corner

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no
Alley blocked

Other Comments:

